

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Emerick R. Bakaysa, Mbr.
Matthew Allison, Mbr.
Marion M. Benson, Planning Director



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Minutes
Public Hearing
50 Elmwood Road
January 13, 2014

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Emerick R. Bakaysa, Matthew Allison
Absent: Marion M. Benson

Chair requested Motion to enter into Public Hearing Session. Motion, Ms. Bilotta-Simeone, Second, Mr. Lockwood, all aye.

Chair opened the Public Hearing with the reading of the notice published in the Sentinel and Enterprise December 30, 2013 and January 6, 2014. The hearing is to hear and discuss a definitive subdivision application under Section 3.4. of the Rules and Regulations Governing the Subdivision of Land, Lunenburg Planning Board. The application is for a nine-lot subdivision at 50 Elmwood Road (Map 068, Parcel 0017). Property owner is Mark Ewen, 70 Elmwood Road, Lunenburg. Applicant is Michael Crowley, 320 Joslin Street, Leominster, MA.

The applicant/developer (M. Crowley) was represented by Wesley Flis, Whitman & Bingham Associates. M. Crowley currently has a Purchase and Sales Agreement on the property. Site consists of approximately 20 acres. There are a number of environmental concerns. The applicant has filed with the Conservation Commission and will be meeting with them later in the week for the filing of a Notice of Intent. The access road would be located in the upland area; 750 foot road to a cul-de-sac. Nine lots fronting off the cul-de-sac. Applicant requesting waiver for the 650 foot length for a dead end street. 750 feet requested due to site topography. Site is located in both Residence A (40,000 sf zoning) and Outlying (80,000 sf zoning) Districts. Applicant has talked to Building Commissioner regarding house placement for proper zoning. All lots will be serviced by private septic systems and municipal water. An infiltration basin will be located in the south portion of the site and a larger basin between Lots 7 and 8. N. Lockwood inquired if the applicant considered connecting to sewer; W. Flis noted that municipal sewer is not economically feasible for the developer. That's an up-front cost the developer has to take on while septic systems are a cost per lot.

Reviewing Engineer Jesse Johnson, David Ross Associates, presented his review (on file in the Planning Office). Specifically noted was that Form N should be filled out detailing the amount of overburden. The applicant has requested a waiver from submission of a Tree Plan, and consequently from providing street trees. J. Johnson noted that the project proposes to essentially clear-cut the entire work area. Street trees could be beneficial to the overall aesthetics of the project. The applicant has requested a waiver from the 650 feet for dead-end streets due to the site topography. J. Johnson does not see how the existing topography would necessitate the longer roadway. The applicant's justification for this waiver should be explained further. J. Johnson recommended the Board request written communication from the Building Commissioner/Zoning Enforcement Officer regarding determination of the lot zoning.

M. Allison inquired if sufficient soil testing had occurred. J. Johnson responded he noted a number of test holes on the plans. He asked for a different scale of plans as he could not verify their location in relation to drainage infrastructure of the homes. All results showed consistent sand and gravel. No ground water in the depths dug.

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W. Flis noted Stormwater Report and Drainage Calculations were updated as a result of J. Johnson's review. All the soil test logs are included. A set of updated plans were provided.

J. Bilotta-Simeone opened the Hearing to public comment.

Joyce Marceau, 90 Elmwood Road- asked if individual septic or a "master" septic. Individual.

E. Bakaysa inquired if reducing the frontage on some lots would reduce the need for a 750 foot road. W. Flis noted that due to the way the Bylaw is written, requiring 175 feet of lot width through the building, that is not a possibility. Homes sit approximately 75 feet from the road.

N. Lockwood inquired how this will fit into the Sewer Commission's plans for the future, i.e., would the Commission prefer to see this development on sewer instead of septic? If this project had sewer, could there be a different house placement? J. Johnson opined that if you have ideal soils such as this which can take a septic system, bringing sewer to the development would be low on the Commission's priority list.

Board members noted they would like to see a Tree Plan. J. Johnson noted for the developer to create a level entrance, the top has to be "shaved" off the site which forces clear cutting the site. He opined that trees could not be saved; therefore he feels it important to have trees along the roadway.

E. Bakaysa reiterated that the Board wants a letter from the Zoning Officer as to how he determined the lot sizes, given the two Zoning Districts. If he also talked to Town Counsel, the Board would like that for their records also.

Motion, E. Bakaysa to close the Public Hearing, Second, M. Allison, all aye. Hearing closed 7:20 PM.

Ralph Marceau inquired if the abutters could get a copy of the plan. It was noted that he is welcome to come by the Planning Office to view the plan.

Motion, E. Bakaysa, to return to Regular Session, Second, Mr. McQuaid, all aye.